

CITY OF BOTHELL

PUBLIC NOTICE

State Environmental Policy Act DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: *The Notice of Application was combined with an Optional SEPA Threshold determination, issued April 17, 2018. The applicant proposes a Preliminary Plat and Critical Areas Alteration Permit to subdivide 6.97 acres into 19 residential lots, critical area and stormwater tracts, public through street, and private driveway. The project consists of four properties. The project is located in the R 7,200 zone. Lots range in area from 7,201 to 9,699 square feet. The site has an average 15 percent slope. The new internal subdivision street would connect to 7th Ave SE/88th Ave NE at the west. New sidewalks and street trees would be added along 7th Ave SE/88th Ave NE and interior public streets. The existing two homes would be demolished. Two homes in the northwest corner would have driveways from 7th Ave SE/88th Ave NE and all others would have access to the new interior plat street and driveways. Grading is proposed at 8,000 cubic yards of cut and 9,000 cubic yards of fill. There are 2 Category III wetlands on the site. The applicant is requesting a reduced wetland buffer for both wetlands with mitigation plantings through BMC 14.04.530.F. An updated Critical Areas Study and Mitigation Plan has been prepared by Altmann Oliver Associates, dated August 10, 2018.*

The State Environmental Policy Act requires a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal. Any questions regarding the State Environmental Policy Act (SEPA) processing of this application (environmental review) should be directed to Kris Sorensen, Planner, kris.sorensen@bothellwa.gov in the Bothell Department of Community Development (425) 806-6400.

Project Name: Elliot Estates Preliminary Plat and Critical Areas Alteration Permit

Proponent: Kasa Holdings 1, LLC.
Cher Anderson, cher@village-life.net
19020 33rd Ave W., Suite 450
Lynnwood, WA 98036

Project Location: 24319 7th Ave SE (3 Snohomish County parcels, 27053100304000, 27053100305800, 27053100304200) and 20350 88th Ave NE (King County parcel 0626059095)

Case Number: SUB2018-12126, CAPR2018-12189, SEP2018-12188

Lead Agency: City of Bothell

Mitigating Measures: The City of Bothell codes governing traffic impacts, critical areas protection, aesthetic impacts, land use, performance standards, construction and improvement of City streets, drainage

control and building codes will provide for substantial mitigation of impacts identified in the environmental checklist. The City of Bothell will not require any additional mitigation measures under SEPA.

Environmental Impact: The State Environmental Policy Act (SEPA) requires that a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal. The Notice of Application was combined with an Optional SEPA Threshold determination, issued April 17, 2018.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Responsible Official:

Position/title:

Address:

Email and Phone:

Jeffrey N. Smith

Development Services Manager

18415 101st Avenue NE, Bothell, WA 98011

jeffsmith@bothellwa.gov; 425-806-6400

Issue Date: November 27, 2018

Signature: _____



Authorized Signature

Appeals: You may register an appeal of this determination by filing such appeal at the same location identified above. **Appeals must be received no later than 5:00 PM on (14 days after issue date BMC 14.02.135 E) December 11, 2018.** Public hearings of such appeals will be scheduled upon analysis of the filed appeal. Notice of the time and date of such hearing will be issued separately and within 30 days of the date of the hearing, when such date is established.








With respect to any appeal, you should be prepared to make specific, factual objections. SEPA appeals must be submitted precisely as outlined and detailed in BMC Title 14.02 and BMC Title 11 including payment of the applicable appeal fee. Contact Kris Sorensen, Planner kris.sorensen@bothellwa.gov at the Department of Community Development to read or ask about the procedures for SEPA appeals.

The issuance of this DNS should not be interpreted as acceptance or approval of the subject proposal as presented. It only assesses the degree of environmental impact and any mitigation required to reduce that impact below a level of significance. The City of Bothell, in its review for consistency with the requirements of adopted land use codes, reserves the right to approve, deny or condition the proposal pursuant to code.

Elliot Estates



Legend

- Rivers or Streams**
 Open Stream
 Piped Stream
- Wetland**
- Water Body - Local**
 Lake
 Pond
- Address**
 Active Address
 Assigned Address
 Utility Address
- Parcel**
 Bothell
 Outside Bothell
- Buildings**
- County Line**
- 2015-Mar Ortho (Bothell)**

Notes

817 0 408 817

Feet

1: 4,900



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.